

# 2136–38 Market St. Related Information

Drafted by Rebecca Swanson and Stacey Mosley

June 5<sup>th</sup>, 2013

**Property Owner:** STB Investment  
**Contractor:** Griffin Campbell Construction

This summary includes:

1. Contact information for the owner of the property & the contractor on the demolition permit
2. Summary of Permits and Violations against properties where Griffin Campbell Construction is listed as a contact
3. Violation Summary for properties owned by STB Investments
4. Sequence of permit related events for 2132, 2134, and 2136–2138 Market St. addresses

## 1.)Contact Information

**Owner:** STB Investments  
**Members:** RICHARD BASCIANO  
SCOTT WEXLER  
FRANK CRESCI JR  
ANTHONY TRUMBETTA  
[300 W 43RD ST STE 400](#)  
[NEW YORK, NY 10036](#)  
212-247-4910  
[\(212\) 265-6472](#)

**Local Agent:** Norman A. Oshtry, Esquire  
1819 JFK Blvd, Ste 313  
Philadelphia, Pa 19103  
215-568-4040  
343-234-0468

**Additional Registered Local Address:**  
2324 Market St  
Philadelphia, Pa 19103  
215-564-9165  
215-569-2816

**Contractor:** Griffin Campbell Construction  
**License Issued:** January 7<sup>th</sup>, 2013  
**License No.:** #41810  
**CAL:** #5733894  
**Owner:** Griffin T. Campbell  
1605 Butler St  
Philadelphia, Pa 19140  
215-459-4462  
267-687-2247

## 2.)Griffin Campbell Construction -- Permits & Violations on subject properties

The following includes: (1) current permits applied for by Griffin Campbell Construction and (2) open violations against the properties being worked on by Griffin Campbell Construction

**Address:** 2132 Market St

**Owner:** 2132 Market Realty Corp

**Notes:** This corporation is also connected to Richard Basciano and STB Investments

- Zoning/Use Permit #451306 Issued & Finaled 2/5/13
  - COMPLETE DEMO OF A 2 STORY STRUCTURE
- Demo Permit #451307 Issued 2/1/13 Expires 8/26/13
  - COMPLETE DEMO OF A 2 STORY STRUCTURE
- Property has no open violations
- Property has no service requests

**Address:** 2134 Market St.

**Owner:** 2100 W Market St Corp

**Notes:** This corporation is also connected to Richard Basciano and STB Investments

- Demo Permit #451301 Issued 2/1/13 Expires 8/26/13
  - COMPLETE DEMOLITION OF ALL STRUCTURES ON THE SITE. no demolition prior to 02/22/2013
- Property has no open violations
- Property had a service request on 5/8/13 – caller complained that the name of contractor was not visible on permit. Inspection was performed on 5/14/13 and complaint was deemed unfounded.

**Address:** 2136–38 Market St.

**Owner:** STB Investments

- Zoning/Use Permit #451308 Issued & finaled 2/5/13
  - COMPLETE DEMO OF A 2 STORY STRUCTURE
- Demo Permit #451309 Issued 2/1/13 Expires 8/26/13
  - COMPLETE DEMO OF A (4) FOUR STORY STRUCTURE
- Property has no open violations
- Property had no service requests

**Address:** 2208 Market St.

**Owner:** STB Investments

- Demo Permit #446772 Issued 1/24/13 Expires 8/27/13
  - COMPLETE DEMOLITION OF AN EXISTING ATTACHED ONE STORY STRUCTURE TO VACANT LOT. Feb. 26, 2013

**Address:** 1300 Walnut St., INTERIOR AND STOREFRONT GLAZING – UNIT D

**Owner:** Sandyco Group, LLC

**Note:** Does not appear affiliated to STB

- Alteration Perm #461554 Issued 5/3/13
  - INTERIOR ALTERATIONS TO INCLUDE REPLACING ACOUSTIC TILE IN EXISTING GRID, UPGRADES TO FINISHES, REPLACE HARDWOOD FLOORS, REPLACE NON STRUCTURAL BRICK VENEER ON WALLS, AND REPLACE STOREFRONT GLAZING IN EXISTING OPENING (NO INCREASE IN OPENING). NO STRUCTURAL WORK. SEPARATE USE REGISTRATION PERMIT AND CERTIFICATE REQUIRED PRIOR TO OCCUPANCY.
- Open Property Violations:
  - CASE #373991 Written 3/26/13
  - Interior renovations to 1st floor space without building permits.

- A-901.13/1PENALTY – NO BLDG PERM INFO
- A-301.1/4 PERMB – ALTER REPAIR INT PART

**Address:** 320 Butler Ave

**Owner:** Cutler Properties in Cherry Hill, NJ

**Note:** Does not appear affiliated to STB

- Demo Permit #471289 Issued 5/14/13
  - INTERIOR DEMOLITION OF NON LOAD BEARING WALLS AND CEILING ONLY. OTHER WORK ALLOWED UNDER THIS PERMIT. CONTACT STREETS DEPARTMENT FOR DUMPSTER PERMIT AND FOOTWAY CLOSURE.
- Open Property Violations:
  - There are two cases open for vacant license and exterior maintenance issues, written in 9/7/11 and 9/27/12. Another case is open and was written for a rental license 2/27/13.

**Address:** 117 W Girard Ave

**Owner:** Selina Inc

**Note:** Does not appear affiliated to STB

- Administr. Perm #472879 Applied for on 5/21/13, no issue date
  - AMENDING BLDG PERMIT#422479. TO CHANGE RAMP FROM INSIDE OF HOUSE TO OUTSIDE.
- Open Property Violations:
  - There is an open violation, written 4/21/11, for A-304.1/1 Architect/Engineering Services.

### 3.)Properties Owned by STB Investments – Violation Summary

The following are properties owned by STB Investments. All properties owned by STB Investment on Market and Ludlow are tax current.

- **2104-06 Market**
  - CASE # 327637 Written 5/10/2012
    - PM-102.4/4 LICENSE-VAC RES BLDG
    - PM-306.0/1 VACANT PROP STANDARD
    - A-000.0/10 VIOL C&I MESSAGE
  - CASE # 79620 Written 9/15/2006
    - PM-102.4/2 LICENSE-VAC RES BLDG
    - PM-306.0/1 VACANT PROP STANDARD
  - Property does not currently have a license
- **2116-18 Market -- No Cases written**
- **2120 Market (lot) -- No Cases written**
- **2122 Market (lot) -- No Cases written**
- **2124 Market (lot) -- No Cases written**
- **2126-30 Market (garage) -- No Open Violations**
- **2132 Market (recent demo)-- No Open Violations**
- **2134 Market (recent demo)-- No Open Violations**
- **2136-38 Market -- No Open Violations**
- **2208-10 Market St**
- **2212 Market -- No Cases written**
  - Owned by Anthony Trumbetta
- **2214 Market -- No Cases Written**
- **2324-28 Market**
  - CASE #317336 Written 2/24/12

- PM-102.4/4 LICENSE-VAC COMM BLDG
  - Property does not currently have a license
- **2205-09 Ludlow (recent demo) -- No Open Violations**

#### 4.)Sequence of Permit Related Events for 2132 Market, 2134 Market, and 2136-38 Market St.

Table 1: Permit Related Events – 2136-38 Market St

Date	Permit Type	Permit No.	Activity	Notes
2/1/2013	Zoning/Use Permit	#451308	Application Processed	Plato Marinakos, Jr., listed as the primary contact on the Permit Application, in the capacity of Expediter, applies for the permit; Griffin Campbell Construction is listed as a contact in a capacity of Contractor; Description of Permit reads: "COMPLETE DEMO OF A 2 STORY STRUCTURE" (The description on the Zoning/Use Tab reads "COMPLETE DEMOLITION OF (4) FOUR STORY PROPERTY"); Streets Dept Prereq Waived, Planning Commission Prereq Waived, Water Dept Prereq Submitted
2/1/2013	Zoning/Use Permit	#451308	Plan Review Waived	John Doherty waives plan review.
2/1/2013	Full Demo Permit	#451309	Application Processed	Plato Marinakos, Jr., listed as the primary contact on the Permit Application, in the capacity of Expediter, applies for the permit; Griffin Campbell Construction is listed as a contact in a capacity of Contractor; Description of Permit reads: "COMPLETE DEMO OF A (4) FOUR STORY STRUCTURE"; Asbestos Inspection Report on City Health Prereq submitted; Water Dept Prereq Submitted;
2/1/2013	Full Demo Permit	#451309	Application Issued	Issued by John Doherty
2/1/2013	Full Demo Permit	#451309	Application Fee Paid	
2/5/2013	Zoning/Use Permit	#451308	Application Issued	Issued by John Gallagher
2/5/2013	Zoning/Use Permit	#451308	Application Finaled	Finaled by John Gallagher
2/5/2013	Zoning/Use Permit	#451308	Application Fee Paid	

2/12/2013	Full Demo Permit	#451309	BP_POSTDEM INSPECTION	RONALD WAGENHOFFER PASSES THE INSPECTION; Inspector's notes read: "gave notice of demo letters to adjoining properties";
2/21/2013	Full Demo Permit	#451309	Demo Start Date According to Permit	
2/25/2013	Full Demo Permit	#451309	BP_INITIAL INSPECTION	RONALD WAGENHOFFER PASSES THE INSPECTION

Table 2: Permit Related Events – 2134 Market St

Date	Permit Type	Permit No.	Activity	Notes
2/1/2013	Zoning/Use Permit	#451300	Application Processed	Plato Marinakos, Jr., listed as the primary contact on the Permit Application, in the capacity of Expediter, applies for the permit; Application is processed by Joseph Flanagan. Permit Description reads: "COMPLETE DEMO OF A 2 STORY STRUCTURE";
2/1/2013	Zoning/Use Permit	#451300	Application Issued	Issued by John Gallagher
2/1/2013	Zoning/Use Permit	#451300	Application Fee Paid	
2/1/2013	Zoning/Use Permit	#451300	Zoning Reviewed & Approved	Completed by Joseph Flanagan; Streets Dept, Water Dept, and Planning Commission Prereqs all Waived.
2/1/2013	Full Demo Permit	#451301	Application Processed	Processed by Joseph Flanagan; Plato Marinakos, Jr., listed as the primary contact on the Permit Application, in the capacity of Expediter, applies for the permit; Griffin Campbell Construction is listed as a contact in a capacity of Contractor; Permit Description Reads: "COMPLETE DEMOLITION OF ALL STRUCTURES ON THE SITE. no demolition prior to 02/22/2013"; Asbestos Inspection Report and Water Dept Prereqs submitted;
2/1/2013	Full Demo Permit	#451301	Application Issued	Issued by John Doherty
2/1/2013	Full Demo Permit	#451301	Application Fee Paid	
2/5/2013	Zoning/Use Permit	#451300	Application Finaled	Finaled by John Gallagher

2/12/2013	Full Demo Permit	#451301	BP_POSTDEM INSPECTION	RONALD WAGENHOFFER PASSES THE INSPECTION; Inspector's notes read: "gave notice of demo letters to adjoining properties";
2/22/2013	Full Demo Permit	#451301	Demo Start Date According to Permit	
2/25/2013	Full Demo Permit	#451301	BP_INITIAL INSPECTION	RONALD WAGENHOFFER PASSES THE INSPECTION; Inspector's notes read: "no work started before permitted date"
5/8/2013	Service Request	#495189	Complaint Received	No contractor name visible on permit
5/14/2013	Service Request	#495189	Property Inspected	Property is inspected by Ronald Wagenhoffer and the complaint is resolved as "UNFOUNDED"; Complaint comments read: "permit on site for complete demo,contractor is named on permit."
5/14/2013	Full Demo Permit	#451301	BP_FRAME #1 INSPECTION	Framing/Close In Inspection WAIVED by Ronald Wagenhoffer

Table 3: Permit Related Events – 2132 Market St

Date	Permit Type	Permit No.	Activity	Notes
2/1/2013	Zoning/Use Permit	#451306	Application Processed	Processed by John Doherty; Plato Marinakos, Jr., listed as the primary contact on the Permit Application, in the capacity of Expediter, applies for the permit; Griffin Campbell Construction is listed as a contact in a capacity of Contractor; Permit Description reads: "COMPLETE DEMO OF A 2 STORY STRUCTURE"; Water Dept Prereqs Submitted
2/1/2013	Zoning/Use Permit	#451306	Application Fee Paid	
2/1/2013	Zoning/Use Permit	#451306	Zoning Review Waived	Waived by John Doherty

2/1/2013	Full Demo Permit	#451307	Application Processed	Processed by John Doherty; Plato Marinakos, Jr., listed as the primary contact on the Permit Application, in the capacity of Expediter, applies for the permit; Griffin Campbell Construction is listed as a contact in a capacity of Contractor; Permit Description reads: "COMPLETE DEMO OF A 2 STORY STRUCTURE"; Asbestos and Water Dept prereqs submitted
2/1/2013	Full Demo Permit	#451307	Application Issued	Issued by John Doherty
2/1/2013	Full Demo Permit	#451307	Application Fee Paid	
2/5/2013	Zoning/Use Permit	#451306	Application Issued	Issued by John Gallagher
2/5/2013	Zoning/Use Permit	#451306	Application Finaled	Finaled by John Gallagher
2/12/2013	Full Demo Permit	#451307	BP_POSTDEM INSPECTION	RONALD WAGENHOFFER PASSES THE INSPECTION; Inspector's notes read: "gave notice of demo letters to adjoining properties";
2/21/2013	Full Demo Permit	#451307	Demo Start Date According to Permit	
2/25/2013	Full Demo Permit	#451307	BP_INITIAL INSPECTION	RONALD WAGENHOFFER PASSES THE INSPECTION; Inspector's notes read: "no work started before permitted date"